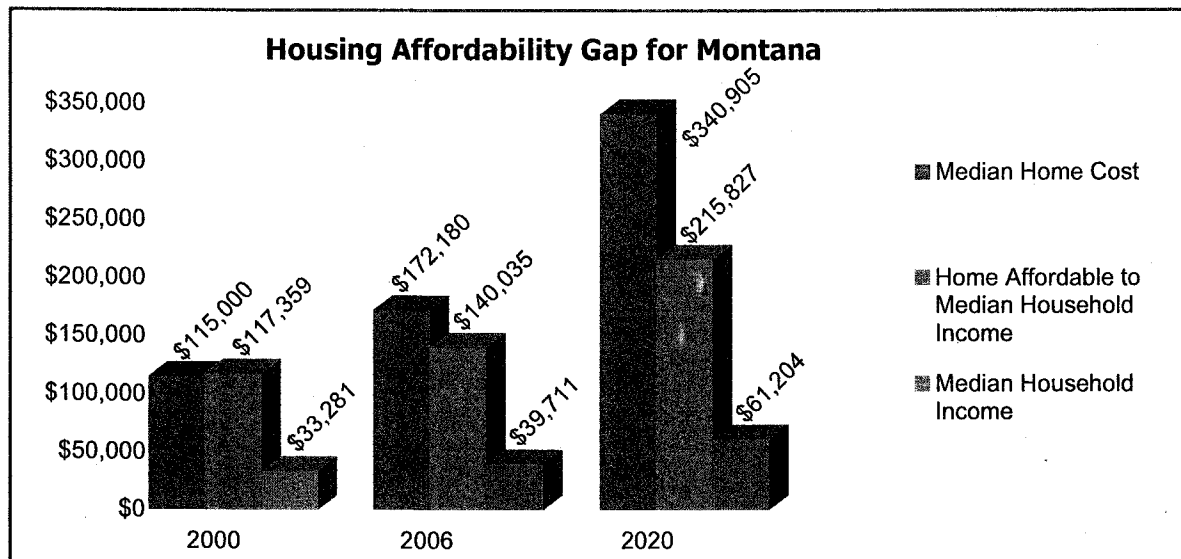


Housing Statistics and Projections for Montana DATE 1.30.09

This data has been collected by the Housing Coordinating Team for this White Paper in an effort to document the housing affordability problems experienced by Montanans in 2006 and to predict the potential face of the problem in 2020, if no changes are made to current practices and trends.

BILL NO. SB 272

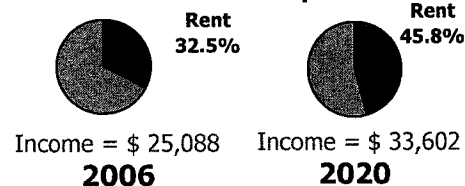
Select Occupations Relative to the Affordability of Housing in Montana								
	2006				2020			
	Average Annual Pay	Median Home Cost	* Home Affordability Excess/Shortfall	% of income to rent 2-bedroom apartment	Average Annual Pay	Median Home Cost	* Home Affordability Excess/Shortfall	% of income to rent 2-bedroom apartment
All Wage Earners	\$30,628	\$172,180	(\$64,176)	26.6%	\$29,555	\$340,905	(\$236,686)	52.1%
Licensed Practical Nurse	\$30,900	\$172,180	(\$63,217)	26.4%	\$47,624	\$340,905	(\$172,966)	32.3%
Police Officer	\$37,610	\$172,180	(\$39,555)	21.7%	\$57,966	\$340,905	(\$136,498)	26.6%
Elementary School Teacher	\$34,400	\$172,180	(\$50,875)	23.7%	\$53,019	\$340,905	(\$153,944)	29.0%
Retail Salesperson	\$18,590	\$172,180	(\$106,626)	43.9%	\$28,652	\$340,905	(\$239,870)	53.7%
Senior on the average SSI	\$13,016	\$172,180	(\$126,281)	62.7%	\$18,978	\$340,905	(\$273,984)	81.1%

* (red) indicates shortfall

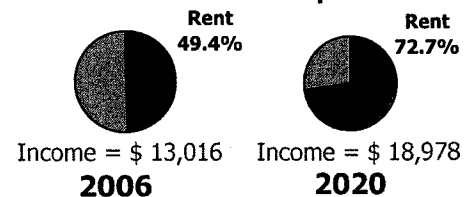
Housing Units and Structure-type data for Montana				
Homeownership rate in 2000 = 69.1%				
Households in 2006 = 377,080				
% change in population, 2006 to 2020 = 15.1%				
% change in households, 2006 to 2020 = 17.9%				
Estimated Housing Units needed by 2020 in Montana				
Housing Units	Units in Poor Condition Lost by 2020	2006 Units in Good Condition, still Available in 2020	Total Housing Units Needed by 2020	Housing Units that must be built or renovated by 2020
TOTAL	106,390	408,048	502,758	94,711
Single-family	61,963	301,487		?
Multi-family	8,840	56,230		?
Manufactured Home	35,587	50,331		?

The data in the table gives a rough estimate of housing needs and some options for the county in meeting those needs in the future. One option is to focus on rehabilitating the units in poor condition. This will reduce the number of new units needed. The type of new units will be influenced by whether they will be owned or rented. The higher the housing costs relative to incomes, the more expensive both rental and homeownership housing will be and the fewer new homeowners will be created between the years 2006 and 2020.

% of Median Renter Income to rent a 2-bedroom apartment



% of Income of a Senior on average SSI to rent 1-bedroom apartment



The generally accepted standard definition of **Affordable Housing** is that housing costs do not exceed 30% of income.